

PLANNING COMMISSION MINUTES

April 23, 2003

CALL TO ORDER:

Chairman Bob Barnard called the meeting to order at 7:00 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

ROLL CALL:

Present was Chairman Bob Barnard. Planning Commissioners Gary Bliss, Eric Johansen, Dan Maks, Shannon Pogue, Vlad Voytilla, and Scott Winter were excused.

Associate Planner Tyler Ryerson represented staff.

Chairman Barnard called the meeting to order and explained that the only purpose of this meeting is to continue the public hearing items, observing that although the public is welcome to attend, no testimony would be accepted at this time.

NEW BUSINESS:

Chairman Barnard opened the Public Hearing and read the format for Public Hearings. There were no disqualifications of the Planning Commission members. No one in the audience challenged the right of any Commissioner to hear any of the agenda items, to participate in the hearing or requested that the hearing be postponed to a later date. He asked if there were any ex parte contact, conflict of interest or disqualifications in any of the hearings on the agenda. There was no response.

PUBLIC HEARINGS:

- A. CU 2003-0002 – CENTER STREET RESIDENTIAL PLANNED UNIT DEVELOPMENT CONDITIONAL USE
- B. LD 2003-0002 – CENTER STREET RESIDENTIAL PLANNED UNIT DEVELOPMENT SUBDIVISION
- C. TP 2003-0005 – CENTER STREET RESIDENTIAL PLANNED UNIT DEVELOPMENT TREE PLAN
- D. SDM 2003-0001 – CENTER STREET PLANNED UNIT DEVELOPMENT STREET DESIGN MODIFICATION

1 The applicant requests approval of a 46-unit single-family
2 residential subdivision including four separate applications, as
3 follows: a Final Planned Unit Development application; a Preliminary
4 Subdivision application; a Tree Plan Two application;
5 and a Street Design Modification application. The Final
6 Planned Unit Development involves a Type 3 procedure, which
7 proposes 46 lots, common open space, and improvements to the
8 existing Center Street Park pathway from SW Center Street to
9 the park. The Preliminary Subdivision is a Type 2 application
10 and is proposed as the project creates more than four fee ownership
11 lots. The Tree Plan Two is a Type 2 application and is proposed
12 as the development proposes the removal of five or more
13 Community Trees. The Street Design Modification is required
14 as the proposal modifies the development's internal street
15 designs beyond the street design standards of Development
16 Code Section 60.55.30. Vehicular access to the development is
17 proposed from extensions of SW Denfield Street and SW 116th
18 Avenue, both of which are located east of the subject site.

19
20 Chairman Barnard granted the applicant's request to continue
21 the Public Hearing for CU 2003-0002 – Center Street
22 Residential Planned Unit Development, LD 2003-0002 – Center
23 Street Residential Planned Unit Development Subdivision, TP
24 2003-0005 – Center Street Residential Planned Unit
25 Development Tree Plan, and SDM 2003-0001 – Center Street
26 Planned Unit Development Street Design Modification to a date
27 certain of May 21, 2003.

28
29 **MISCELLANEOUS BUSINESS:**

30
31 The meeting adjourned at 7:03 p.m.